029.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	911,800	/	911,800
USE VALUE:	911,800	/	911,800
ASSESSED:	911,800	/	911,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOSTER-BATES REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	59 UNION SQUARE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	ADA PROPERTIES INC -
Owner 2:	M/T THE NILES COMPANY -
Street 1:	268 SUMMER STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02210

NARRATIVE DESCRIPTION

This parcel contains 4,452 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 2681 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4452.000	464,100	4,900	442,800	911,800
Total Card	0.102	464,100	4,900	442,800	911,800
Total Parcel	0.102	464,100	4,900	442,800	911,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.10 | /Parcel: 340.1

Legal Description

User Acct 19697

GIS Ref

GIS Ref

Insp Date 09/15/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 029.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	464,200	4900	4,452.	442,800	911,900	911,900	Year End Roll	12/18/2019
2019	104	FV	360,900	4900	4,452.	470,500	836,300	836,300	Year End Roll	1/3/2019
2018	104	FV	360,900	4900	4,452.	343,200	709,000	709,000	Year End Roll	12/20/2017
2017	104	FV	338,700	4900	4,452.	298,900	642,500	642,500	Year End Roll	1/3/2017
2016	104	FV	338,700	4900	4,452.	254,600	598,200	598,200	Year End	1/4/2016
2015	104	FV	302,000	4900	4,452.	249,100	556,000	556,000	Year End Roll	12/11/2014
2014	104	FV	302,000	4900	4,452.	204,800	511,700	511,700	Year End Roll	12/16/2013
2013	104	FV	314,200	4900	4,452.	194,900	514,000	514,000		12/13/2012

!2385!

PRINT

Date	Time
12/10/20	17:48:26

LAST REV

Date	Time
07/03/18	14:57:17

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2385

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADA PROPERTIES	1369-99		6/10/2009	Intra-Corp	1,560,000	No	No		
GENERATION PROP	31180-149		3/10/2000	Family	220,000	No	No		
DAVIDSON HENRY-	22467-380		10/5/1992		99	No	No		B

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
5/8/2009	Info At Door	189	PATRIOT
3/20/2000	Inspected	263	PATRIOT
2/18/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19697
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4452		Sq. Ft.	Site		0	80.	1.24	1									442,849						442,800	

Total AC/HA:	0.10220	Total SF/SM:	4452	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	442,849	Spl Credit		Total:	442,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06015623
Const Adj.:	0.98000199
Adj $ / SQ:	176.622
Other Features:	121000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672553
Depreciation:	208491
Depreciated Total:	464061

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

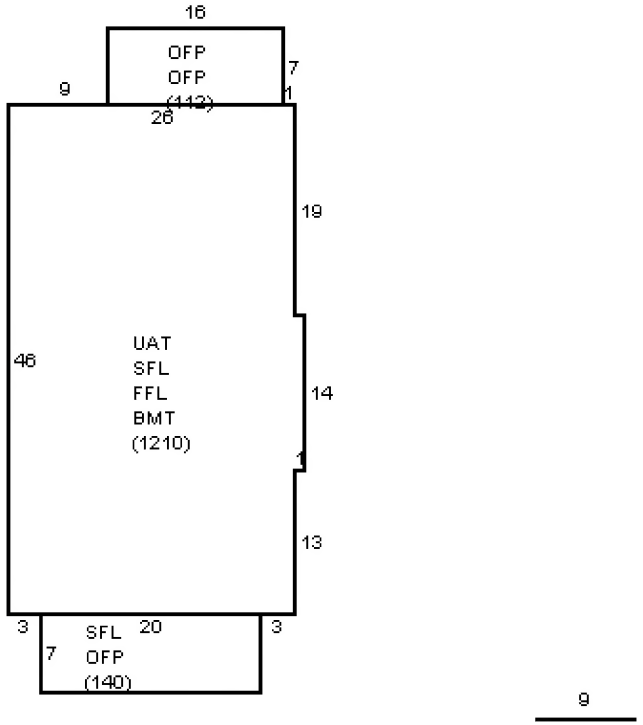
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,350	176.620	238,440
BMT	Basement	1,210	52.990	64,114
FFL	First Floor	1,210	176.620	213,713
OFP	Open Porch	364	20.610	7,503
UAT	Upper Attic	303	91.840	27,783
	Net Sketched Area:	4,437	Total:	551,553
Size Ad	2560	Gross Are	5344	FinArea 2681

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.62
Special Features:	0	Val/Su Net:	104.60
Final Total:	464100	Val/Su SzAd	181.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1921	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900